

**MINUTES
LAKE COUNTY
MT. PLYMOUTH-SORRENTO
PLANNING ADVISORY COMMITTEE**

August 9th, 2006

The Mt. Plymouth-Sorrento Planning Advisory Committee met on Wednesday, August 9th, 2006 at 3:30 p.m. at the Sorrento Christian Center, 32441 CR 437N, Sorrento, Florida. The Mt. Plymouth-Sorrento Planning Advisory Committee is an advisory committee for continued planning efforts within the Mt. Plymouth-Sorrento area as defined in Ordinance 2004-67.

Members Present:

G. Curtis Duffield, President	
Priscilla Bernardo-Drugge, Vice-President	
Betty Ann Christian, Secretary	
Minnie Bollar	Jeanne Etter
Dr. Ronald Holman	Scott Taylor
Clark Morris	Jeff Richardson

Members Absent:

Tim Bailey
Judy Weis

Staff Present:

R. Wayne Bennett, Director of Lake County Planning & Development
Terrie Diesbourg, Director, Lake County Customer Services Division
Brian Sheahan, Chief Planner, Lake County Planning & Development
Joan Greaney, Public Hearing Coordinator, Lake County Comprehensive Planning
Anita Greiner, Senior Planner, Lake County Customer Services Division
Rick Hartenstein, Senior Planner, Lake County Planning & Development
Denna Levan, Associate Planner, Lake County Planning & Development
Dottie Keedy, Director of Lake County Economic Growth & Redevelopment
Quinette Durkin, Property Manager, Lake County Attorneys Office
Robert Bonilla, Director, Lake County Parks and Trails
Tom Eicher, Lake County Alternative Transportation Planner
Dwayne Henry, Lake County Landscape Architect/Project Coordinator

Guests:

Commissioner Catherine Hanson, Lake County Board of County Commissioners
Keith Schue, Local Planning Agency member

G. Curtis Duffield, President called the meeting to order at 3:30 p.m. and noted that a Quorum was present. He confirmed that Proof of Publication was on file in the Planning and Development Services Division and that the meeting had been noticed pursuant to the Sunshine Statute.

TABLE OF CONTENTS

<u>AGENDA ITEM:</u>	<u>AGENDA DESCRIPTION</u>	<u>PAGE NO.</u>
1.	Mixed-use overview by Chief Planner, Brian Sheahan	
2.	Dottie Keedy spoke on CRA's	
3.	Parks & Recreation presentation by Director, Robert Bonilla	
4.	Set time, place and day for the Charette	
5.	Commissioner Catherine Hanson reads her letter	
6.	Public Comments	

MOTION by Priscilla Bernardo-Drugge, SECONDED by Jeff Richardson to accept the minutes of the Mt. Plymouth Sorrento Advisory Committee meeting of July 12th, 2006. Minutes were approved and signed.

FOR: Duffield, Bernardo-Drugge, Bollar, Christian, Etter, Holman, Taylor, Richardson, Morris

ABSENT: Bailey, Weis

AGAINST: None

MOTION PASSED: 9-0

Mr. Duffield introduced new staff members, R. Wayne Bennett, Director, and Brian Sheahan, Chief Planner of the Lake County Planning and Development Department.

Mr. Sheahan spoke on the theory and definition of mixed-use; noting that it allowed for the mix of uses in the same district. He and Mr. Bennett eased the concerns of Jeanne Etter about the commercial land uses in rural areas and the resulting traffic increase.

Mr. Bennett noted that there would no longer be a Mixed-Use district but a Traditional Neighborhood district, in which there are three types of areas:

1. A "Neighborhood Center" similar to the Main Street designation in the Mt. Plymouth-Sorrento area,
2. A "Neighborhood Proper" which includes residential uses, surrounding the Center, and
3. The "Neighborhood Edge" where the TND transitions to protect and preserve the character of adjoining properties.

Mr. Bennett stated that this would be a different concept, more tied down and related to neighborhoods, and that there should be a plan. He assured that the MPSPAC had already accomplished much of the planning necessary.

Mr. Bennett informed the Committee that scale is a very important element in design, and determines how these neighborhood elements work. He added that in the Traditional Neighborhood district plan, committees need to be careful and specific in describing the scale of new development.

Mr. Morris asked what the benefits of a Traditional Neighborhood (TN) were, their purpose, and he requested an overview in general of a TN.

Mr. Sheahan responded that the primary factor of a TN was to provide a sense of place, where uses are centrally located, noting examples such as: going to the store, to the schools, the drug store, or to a community center; a returning to the past and the elimination of the need to drive everywhere.

Mr. Bennett added that it was about building a community and how connectivity has been

lost in past design. He exemplified the City of Mount Dora as being a TN which possesses all the design elements mentioned. Mr. Bennett advised that there were lots of ways to design to maintain the traffic and character, and still keep the businesses. He mentioned Rosemary's Beach, Florida as an example of TN design elements.

The discussion continued on the implementation of the Comprehensive Plan and the Land Development Regulations, which will further address the Committee's guidelines. Mr. Bennett noted that the MPSPAC plan was another level of detail which would guide policy. The Mt. Plymouth-Sorrento classification will be TN/SAP: TN for Traditional Neighborhood, and SAP: for Small Area Plan.

Ms. Etter asked where the urban compact node goes. Mr. Bennett responded that the urban compact node goes away in the staff recommended version of the Future Land Use Plan map.

Ms. Dottie Keedy spoke about Community Re-development Areas (CRA's) as a method to enhance the tax base and encourage redevelopment within a specified area. Ms. Keedy said she would email information on CRA's to Anita Greiner for the MPSPAC members. Further discussion will be held at the September meeting.

Mr. Robert Bonilla, Director of Parks and Recreations, was introduced, along with his staff, after which he gave a presentation on the County's plans for future parks. He spoke about the improvements needed and the addition of much needed park rangers. Mr. Bonilla mentioned the three necessary elements needed which make parks successful; cleanliness, safety and attractiveness. Mr. Bonilla assured members that the community is improved and becomes more involved by adding parks and recreation. The newest park will be Sorrento Park to be located on 49 acres off S.R. 437, Wolfbranch Road and Olmac Road. The County will constantly be looking for park property; they cannot wait for conditions to change to create parks.

Mr. Bonilla noted that the first public park meeting will be held at the Sorrento Christian Church, the tentative date is September 7th, and Dr. Holman added that the Church will be building a gymnasium on their property.

Mr. Bonilla assured residents that safety will be their top priority in response to Ms. Etters's concerns about pedestrian safety. He then added that the parks will be pedestrian friendly.

Jeff Richardson noted that the MPSPAC would assist the Lake County staff in making their design guidelines. He further noted that the CRA's may be a way to fund these improvements.

Priscilla Bernardo-Drugge reminded the committee that they had discussed having a park located in the Mt. Plymouth-Sorrento Town Center area.

The Charette has been set at 9 a.m. to noon on Saturday, September 30th, 2006. Ms. Greiner will speak to the schools to obtain a location and Betty Ann Christian will check on the use of the Sorrento Church. Ms. Greiner will email staff the location for the

Charette.

Laura Knutson, Program Coordinator, CF Sustainable Communities Initiative, will plan the Charette and bring her staff to help moderate. Ms. Greiner will be in touch with Ms. Knutson to get a preview of the presentation for members to review before the Charette; the main purpose of which is to focus on the design of the Town Center.

Ms. Bernardo-Drugge requested having the Mt. Plymouth-Sorrento policy, referring to each particular box on the Town Center, displayed for attendees to view on boards or easels at the Charette.

Mr. Taylor requested having landowners invited as well as the potential builders and tenants. Ms. Greiner stated that staff will check the property appraisers' website to obtain landowner addresses.

Ms. Greiner spoke to store representatives; they did not want to answer questions. She felt at the time the Land Development Regulations and designs are written, the Committee could take care of their design concerns. Ms. Greiner will also email to the Committee the list of questions and the current regulations that pertain to each question.

Commissioner Hanson read her letter of explanation/clarification to be published in response to the letter Jeanne Etter wrote to the Orlando Sentinel. Commissioner Hanson noted that the Sentinel did not wish to publish her letter of response. The content was one of history, facts, and setting the record straight and she wanted the Committee to hear this letter.

Public Comment:

Susan Brook, resident of Mt. Plymouth-Sorrento, asked if the Sorrento Park at Church Street and S.R. 46 would be renovated. Mr. Bonilla stated that it would be taken down. Ms. Brook wanted to have a time frame for the Land Development Regulations. Commissioner Hanson responded that this would be after the first of the year.

Ms. Beselica asked if existing businesses would be required to put up buffers, or hide unsightly construction, dirt piles, or other debris on their property from the surrounding properties.

Mr. Bennett responded that if there is a substantial re-construction or re-development of the existing property, then the builder would have to come into conformance with the regulations current at that time. Further, if land development regulations in 2007 are amended to require additional buffer, we would have to wait for them to trigger the redevelopment threshold before requiring the creation of an additional buffer.

Mr. Lou Fabrizio spoke about his proposed development, the flexibility of the Village Center, parking issues, and the size of the grocery store. He wants to fit the vision of what MPSPAC wants for their Community Center and at the same time create a sustainable center.

Mr. Duffield added and stressed that the Design Charette is for the public and is the very reason that the MPSPAC exists.

Ms. Greiner will speak with Laura Knutson and clarify the intent of the Charette.

Ms. Bernardo-Drugge added that Mt. Plymouth-Sorrento is not looking for “cookie-cutter” design or for what everyone else has done. She stressed that there are options open to developers, and she hoped that Mr. Fabrizio would bring new designs to the charette.

Mr. Schue congratulated the MPSPAC on their diligent work; noting how the policies they have created will now guide developers.

Cindy Portier of Mt. Plymouth thanked the Committee and told them how she appreciated their hard work. She asked why the Mt. Plymouth-Sorrento area must bear the burden of access to the 46 by-pass and be the gateway to Orlando or into Lake County.

Ms. Etter explained that there had to be a lot of compromise and the S.R. 46 by-pass was one area that was affected. The by-pass will move traffic going straight through while not stopping in our town. There is also a JPA agreement between the County and the City which the Committee addressed.

Ms. Bernardo-Drugge put emphasis on the importance of traffic control, with the comparison of how State Road 441 goes straight through Apopka whereas in Mt. Dora it skirts around the City.

Mr. Caleb Kennan asked the best way to keep educated on development, roads, etc.

Mr. Duffield advised Mr. Kennan to speak to Keith Schue, asking Mr. Schue to help him.

MOTION by Jeanne Etter, SECONDED by Betty Ann Christian to adjourn the August 9th, 2006, Mt. Plymouth Sorrento Advisory Committee meeting.

FOR: Duffield, Bernardo-Drugge, Bollar, Christian, Etter, Holman, Taylor, Richardson, Morris

ABSENT: Bailey, Weis

AGAINST: None

MOTION PASSED: 9-0

The Chair adjourned the meeting at 5:40 p.m.

Joan M. Greaney
Public Hearing Coordinator

Betty Ann Christian
Secretary